Karen Johnson Davidson County
Batch# 453788 DEEDWARR
08/10/2020 01:35:30 PM 5 pgs
Fees: $28.00 Taxes: $844.34
20200810-0088805

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 223611

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
148 Braxton Lane
Goodlettsville, TN 37072

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
148 Braxton Lane
Goodlettsville, TN 37072
Map parcel number: 053140B01000CO
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged

Pamela D. Pinkston f/k/a Pamela D. King, a married woman , joined by her husband Dearick D. Pinkston

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property J LLC, a Delaware Limited Liability Company

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 5 day of August, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pamela D. Pinkston f/k/a Pamela D. King

Pamela D. Pinkston f/k/a Pamela D. King

Dearick D. Pinkston

Dearick D. Pinkston

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5 day of August, 2020, before me personally appeared Pamela & Dearick Pinkston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Printed Name: Dennis L. Lewis Jr

Commission Expires: 03/08/2021

202008100088805

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 228,200.00

AFFIANT - Melanie Bibb
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 7th day of August, 2020.

NOTARY PUBLIC
My Commission Expires:

Property address:
1729 Comanche Run
Madison, TN 37115

BRITTNIE LEE JONES NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA 06-13-2022

EXHIBIT A

For Information purposes only - Street Address: 1729 Comanche Run, Madison, TN 37115

County: Davidson

File Number: 223611

Tax Parcel ID/APN: 053140B01000CO

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Final Plat of The Woods of Neeleys Bend, Phase 3 of record in Plat at Instrument No. 20070208-0016682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela D. King, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070925-0114184 Register's Office for Davidson County, Tennessee, dated September 20, 2007 and recorded on September 25, 2007.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022